ELECTRONIC MEMORANDUM

From: **HEAD OF TRANSPORTATION and ENGINEERING**

To: **HEAD OF DEVELOPMENT CONTROL**

FAO Case Officer: Kitty Budden

Date: 27 January 2014

File Ref: E/DC/01/A

TE Ref: 6004 **Application No:** F/13/73561

Application Address: 65a Bishopstoke Road, Bishopstoke, Eastleigh, SO5O 6LA

Application Summary: Change of Use from C1 guest house to A2 office

CONSULTATION RESPONSES

Transport Policy Officer: Matt Grantham

TPol Comments: Objection.

The access point to /from the development site is not suitable for vehicles as sight lines are far too restrictive. Whilst unfortunately nothing can be done in regard to the existing on-site uses, I would not wish to see anything permitted that would likely increase vehicle movements in / out of site.

This application would be anticipated to increase movements and as such without access / visibility improvements to accompany it, should not be permitted.

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No Objection.

Additional information has been received from the developers, outlining that there will be minimal change in peak hour trip rates associated with the application proposals for change of

use, with fewer trips potentially resulting if you were to compare the proposed A2 use with the permitted C1 guest house use.

Whilst I have concerns with regard to any use entering or exiting the site due to the well below standard visibility splay to the west, because of the negligible affect on trip rates, an objection would be unjust.

(MG 04.04.2014)

DC Engineer: Eric Reed

DC Engineer Comments: Agree with Matt comments.
The sight lines from the access are very limited and as such an increased use of the site is not satisfactory without improvements.
Reason for refusal M23

Other Engineer: 0

Other Comments:

Transport Contribution Calculator

Year

No contribution required ☐

Contribution to be advised ☐

NB: All contributions subject to index linking

RESIDENTIAL

	No. of Properties			Contributions
	Exist	Prop	Diff	
1 bed	0	0	0	£0
2/3 bed	0	0	0	£0
4+ bed	0	0	0	£0

Total Residential Contribution £0

COMMERCIAL

	Size of Units (sqm)			Contributions
	Exist	Prop	Diff	
B1	0	0	0	£0
B2	0	0	0	£0
B8	0	0	0	£0

Total Commercial Contribution £0

Other Contribution £0.00

Other Contribution Reason

Total Sustainable Transport Contribution £0

Total Integrated Transport Contribution £0

Register Ref. 6004